

Chapter 29.145-14. Industrial Districts. ¹

Sections:

2914.010. Purpose.

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2914.030. Area, Width, Frontage, Yard and Coverage Regulations.

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29.145-14.010. Purpose.

A. Manufacturing - Distribution District (M-D) Zone: The purpose of this zone is to provide area in appropriate locations where light manufacturing, industrial processes and warehousing not producing objectionable effects may be established, maintained, and protected. The regulations of this District are designed to protect environmental quality of the District and adjacent areas.

B. General Industrial District (M-G) Zone: The purpose of this zone is to provide for areas in appropriate locations where heavy industrial processes necessary to the economy may be conducted. The regulations of this District are designed to protect environmental quality of the District and adjacent areas.

29.145-14.020. Codes and Symbols.

In the following Sections of this Chapter, uses of land or buildings which are allowed in the various districts as shown as "permitted uses," indicated by a "P" in the appropriate column, or as "conditional uses," indicated by a "C" in the appropriate column. If a use is not allowed in a given district, it is either not named in the use list or it is indicated in the appropriate column by a dash, "-." If a regulation applied in a given district, it is indicated in the appropriate column by a numeral to show the linear or square feet, or by the letter "A." If the regulation does not apply, it is indicated in the appropriate column by a dash, "-." No building, structure or land shall be used and no building or structure shall be hereafter erected structurally altered, enlarged or maintained in the commercial and industrial districts except as provided in this ordinance.

	<u>M-D</u>	<u>M-G</u>
1. Accessory uses and buildings customarily incidental to the permitted uses	P	P
2. Accessory uses and buildings customarily incidental to the conditional uses	C	C
2a. Residential use as an onsite manager, caretaker, or worker's dwelling for operational or security purposes accessory to a bonafide permitted or conditional use	C	C
3. Temporary buildings for uses incidental to construction work, including living quarters for a guard or night watchman, which buildings must be removed upon completion or abandonment of the construction work	C	C
4. Agriculture and Forestry:		
a) Agriculture, except grazing and pasturing of animals	P	P
b) Agriculture, including grazing and pasturing of animals	P	P
c) Agriculture, business or industry	P	P
d) Animals and fowl for recreation or for family food production for the primary use of persons residing on the premises	P	P
e) Nursery or green house, wholesale or retail	P	P
f) The tilling of the soil, the raising of crops, horticulture, and gardening	P	P
g) Farms devoted to raising and marketing chickens, turkeys or other fowl or poultry, fish or frogs, including wholesale and retail sales	P	P
h) Forestry, except forest industry	P	P
i) Forest industry, such as a saw mill, wood products, plant, or others	P	P
5. Automobile Sales and Services:	<u>M-D</u>	<u>M-G</u>

¹ Numbering changed with Ordinance No. 07-13, dated 7/19/07

Automobile service	P	P
Automobile or recreation vehicle sales, service, lease, rental, and repair, new or used	P	P
Parking lot incidental to a use conducted on the premises	P	P
Parking lot not incidental to a use conducted on the premises	P	P
Automatic car wash; automobile and recreation vehicle sales, lease, rental, or repair, new or used, conducted outdoors; automobile repair garage	P	P
Body and fender shop; motor Vehicle, bicycle, and recreation vehicle assembling, painting, upholstering and rebuilding	P	P
6. Processing and Manufacturing:		
Baking, Ice Cream Making, and/or Candy Making	P	P
Blacksmith Shop	P	P
Boiler Works	P	P
Bookbinding	P	P
Bottling Works	P	P
Breweries	C	C
Cement Mortar, Plaster, or Paving Materials Central Mixing Plant, Related to Construction Industry	-	C
Construction of Building to be Sold and Moved Off the Premises	P	P
Dairy	P	P
Egg Handling, Sales, or Processing	P	P
Fertilizer and Soil Conditioner Manufacture, Processing and/or Sales, Providing only Non-Animal Products and By-products are Used	C	C
Forge Plant	P	P
Foundry, Casting Lightweight Non-Ferrous Metal	P	P
Hatchery	P	P
Honey Extraction	P	P
Incinerator, Non-Accessory	C	C
Knitting Mill	P	P
Laboratories	P	P
Laundry	P	
Machine Shops	P	P
Micro Breweries	P	-
Mobile Lunch Agency	P	P
Monument Works	P	P
Motion Picture Studio	P	P
Planing Mill	C	P
Plastic Molding Injection of Products Parts of No More Than Six Pounds	P	P
Printing - Convenience for drop-in customers	P	P
Publishing and contract printing	P	P
Rock Crusher	-	C
Sandblasting	C	C
Saw Mill	-	C
Tire Retreading, or Vulcanizing	P	P
Upholstering, Including Mattress Manufacture, Rebuilding or Renovating	P	P
Weaving	P	P
Welding Shop	P	P
Manufacture, Curing, Compounding, Processing, Packaging and Treatment of the Following:		
Bakery Goods, batteries, candy, cereal, cosmetics, dairy products, food products, (excluding fish, sauerkraut, pickles, vinegar, yeast and rendering of fat), lubricating grease, meat products, oil, pharmaceuticals, toiletries	C	P
Manufacture, Curing, Compounding, Processing, Packaging and Treatment of Fish, Sauerkraut, Pickles, Vinegar, Yeast, and the Rendering of Fat:	-	C
Manufacturing, Compounding, Assembling and Treatment of Articles of		

	<u>M-D</u>	<u>M-G</u>
Merchandise from the Following Previously Prepared Materials	C	C
Bone		
Cellophane, Canvas, Cloth, Cork		
Feathers		
Hair, Horn		
Leather		
Paper, Paint, Plastics, Precious or Semi-Precious Stones or Metals		
Rubber		
Shell, Straw		
Textiles, Tobacco		
Wood, Wool		
Yard		
Manufacturing, Compounding, Assembling and Woodworking of articles in small totally enclosed woodworking shops of not more than five employees	P	P
Manufacture/Maintenance of the Following:	P	P
Boats, Business Machines		
Cameras, Photo Equipment		
Electric or Neon Signs, Billboards, and/or Commercial Advertising Structures		
Light Sheetmetal Products Including Heating and Ventilation Ducts and Equipment, Cornices and Eaves, Venetian Blinds, Window Shades awnings		
Musical Instruments, Novelties, Rubber and Metal Stamps		
Toys		
Manufacture Fabrication, Assembly, Canning, Compounding, Packaging, Processing, Treatment, Storage, and/or Maintenance of the Following:	-	C
Airplane and Parts, Automobiles and Parts		
Alcohol		
Brass		
Candles, Cans, Cameras, Photo Equipment including Film, Cast Stone Products, Celluloid, Cement, and Cinder Products		
Copper		
Dyestuffs		
Emery Cloth, Excelsior		
Glass, Glucose, Gypsum		
Hair, Hardware		
Ink, Iron		
Lampblack, Linoleum, Lime		
Machinery, Malt, Matches, Meats, Musical Instruments		
Novelties		
Oilcloth, Oiled Rubber Goods, Oxygen		
Paper, Paint, Pulp, Pickles, Pottery, Incidental Plaster, Plaster of Paris, Plastics		
Salt, Sheet Metal, Shellac, Shoddy, Shoe Polish, Soap, Detergents, Soda, Starch, Steel		
Terracotta, Tile, Toys, Turpentine		
Varnish, Vinegar		
Yeast		
Manufacture of Brick, Clay, Ceramic, Cinder, Concrete, Synthetic Cast Stone, Plastic and Pumice Stone Products, Including, in Addition, Manufacture or Fabrication of Building Blocks, Tile or Pipe from Raw Materials for use in Building Construction or for Sewer or Drainage Purposes, and Excluding Rock or Gravel Crushing of Raw Materials Except that Which is Incidental to the Manufacture or Fabrication of the Above-Described Products, and Provided that such Crushing Facilities be Located not Closer than 200 Feet to any Property Line	C	C

	<u>M-D</u>	<u>M-G</u>
Uses Which Follow, Provided they are Located at Least 300 Feet from any District Boundary	-	C
Animal By-products, Plants		
Offal or Dead Animal Reduction or Dumping		
Blast Furnace		
Fat Rendering, Fertilizer and Soil Conditioner, Foundry		
Garbage or Refuse Maintenance or Disposal Site, Gravel Pits, Quarries		
Manufacturing, Processing, Refining, Treatment, Distilling, Storage or Compounding of the Following	-	C
Acid, Ammonia, Asphalt, Acetylene Gas		
Bleaching Powder and Chlorine, Bones		
Chemicals of an Objectionable or Dangerous Nature, Coal, Creosote		
Disinfectants, Explosives, Fireworks, Firs		
Gas, Gelatin or Size, Glue, Grease or Lard		
Hides, Insecticides, Metals Crushing, Ore		
Petroleum, Plastics, Potash, Pryoxylin		
Roofing or Water Proofing Material, Rubber or Guttapercha		
Tallow, Tar, Wood		
7. Observation and Assessment Program	C	C ²
8. Public and Quasi-Public:		
Airport	C	C
Cemetery	C	-
Community Correctional Facility	C	C
Correctional Facility	C	C
Educational Institution	C	-
Jail	C	C
Juvenile Detention Facility	C	C
Juvenile Secure Facility	C	C
Parks, Golf Courses, Swimming Pools and Other Recreation Areas	P	P
Public Buildings	P	P
Public Transportation Facilities	P	P ³
Public Utility Installations	P	P
Radio/Television Transmitting Towers	C	P
Rehabilitation/Treatment Facility	C	C
Sheltered Workshop	P	P
Trade or Vocational School	P	P
9. Recreation:		
Archery Shop/Range, if Conducted in Enclosed Building	P	-
Athletic Club; Health Club; Athletic Goods Store	P	-
Swimming Pool, Commercial; Skating Rink, Commercial	C	-
Bowling Alley, Boxing Arena	P	-
Bicycle Shop	P	-
Campground	P	-
Dance Hall, Dancing	C	-
Drag Strip Racing	C	C
Go-Cart Racing	C	C
Gymnasium	P	-
Miniature Golf Course, Commercial	P	-
Night Club/Social Club; Billiards or Pool Hall	C	-
Private Nonprofit Locker Club	C	-
Recreation Center; Commercial	P	-
Recreation Vehicles Rental-Lease, Sales and Service Outdoor	P	-

²Ordinance No. 98-26, 6/11/98

³ Ordinance No. 04-10, 3/4/04

	<u>M-D</u>	<u>M-G</u>
Recreation Vehicles Rental, Sales and Service (indoor)	P	-
Theater, Indoor	P	-
Theater, Outdoor, Providing:		
A solid fence or masonry wall with the minimum height of 6 feet shall be constructed on all sides. Driveways and parking areas shall be provided with properly maintained dustless surfaces. Automobile off-street storage areas for automobiles awaiting entrance to theater shall have capacity of at least 15% of the number of auto parking spaces provided inside the theater.	P	P
Minimum area for single screen	P	P
Theater shall be 10 Acres. Minimum area for two-screen Theater Shall be 12 Acres		
10. Sales and Related Services:		
Air Conditioning, Ventilating Equipment, Sales/Repair	P	P
Art Shop and/or Art Supply	P	-
Awning Sales/Repair	P	-
Beer Outlet, Class A, Class B	C	C
Building Material Sales Enclosed	P	P
Building material sales yard with sale of rock, sand, gravel and the like as an incidental part of the main business, but excluding concrete mixing, except as such concrete mixing is necessary in preparation and manufacture of any products specified in this section, roofing sales	C	P
Café; Cafeteria; Catering Establishment	P	P
Carbonated Water Sales	P	-
Delicatessen	P	-
Drive-Ins; Refreshment Stand; Eating and/or Drinking Place	P	P
Electrical, Heating Appliances and Fixtures, Sales/Repair/Service	P	-
Floor Coverings Sales & Storage	P	-
Florist Shop	P	-
Fountain Equipment Supply	P	-
Fur Sales, Storage, Repair	P	-
Furniture Sales, and/or Repair	P	-
Gift Shop; Hobby or Crafts Shop	P	-
Greenhouse; Nursery; Plant Materials; Soil-lawn Service	P	-
Gunsmith	P	-
Hardware Store, not Including Sale of Powered Vehicles using Motor Greater than one (1) Horse-Power and not Including Sale of Lumber	P	-
Hardware Store, Including Sale of Lumber, Providing all Lumber Storage is in Completely Enclosed Building	P	-
Hobby and/or Craft Shop; Gift Shop	P	-
Hospital Supplies	P	-
Ice sales	P	-
Ice Manufacture, Storage and Retail/Wholesale Sales	P	P
Ice Vendor Units and/or Reach-in Ice Merchandise Units, Electric Ice-maker; Ice Storage, not more than five (5) tons capacity	P	P
Insulation Sales	P	P
Laundry, Automatic Self-help; Laundry Agency	P	-
Liquor and Beer Sales; Places for the Drinking of Liquor or Beer	C	-
Lumbar Yard	P	P
Military Store (surplus)	P	-
Milk Distributing Station; Sale of Dairy Products, excluding Processing/Bottling	P	-
Monument Sales, Retail	P	P
Ornamental Iron, Sales Only	P	-
Package Agency	P	-
Painter/Paint Store	P	-
Plumbing Shop	P	-
Radio and Television Sales and Repair	P	-
Radio and Television Station	P	P

	<u>M-D</u>	<u>M-G</u>
Restaurant	P	-
Second-hand Shop, Antiques, Conducted Within a Building or Enclosure	P	-
Seed/Feed Store	P	P
Sexually Oriented Business (subject to Chapter 14.19 and Chapter 29.22 of the Brigham City Code)	P	P
Tire Shop, Sales Only	P	P
Wallpaper Store	P	-
Wholesale Business	P	P
11. Service Activities:		
Animal Hospital	C	-
Baby Formula Service; Baby Diaper Service; Baby Diaper Service	P	-
Bank	P	-
Blueprinting, Photostating, Duplicating	P	-
Carpet and/or Rug Cleaning	P	-
Clothes Cleaning, Dyeing, Pressing	P	-
Costume Rental	P	-
Dressmaking	P	-
Electric Appliances and/or Electronic Instruments Service.	P	-
Employment Agency or Employment Office	P	-
Fix-it Shop; Repair Shop, Household Items	P	-
Frozen Food Lockers	P	-
HospitalP	P	-
Interior Decorating Store	P	-
Janitorial Service	P	-
Kennel, Conducted Entirely Within a Soundproof and Air-conditioned Building	P	P
Kennel	P	P
Key and Lock Service	P	-
Lithographing, including Engraving, Photo Engraving, Printing	P	-
Medical/Dental Clinic, Laboratories	C	-
Mortuary	P	-
Office, Business or Professional	P	-
Office Building Higher than 3 Stories and/or 50 Feet	P	-
Office Supply; Office Machines Sales, Repair	P	-
Pest Extermination Business	P	P
Reception Center and/or Wedding Chapel	P	-
Sign Painting Shop	P	-
Tattoo Establishment	C	C ⁴
Taxidermist	P	-
Towel and Linen Supply Service	P	-
Travel Bureau	P	-
Upholstery Shop	P	-
Veterinary	C	-
12. Storage and Warehousing:		
Coal, Fuel, and Wood Yards and Offices	P	P
Rental of equipment	P	P
Garage, Public	C	C
Junk Yard	C	C
Storage Units	P	P
Warehouse	P	P
13. Transportation:		
Airport	C	C
Bus Terminal	P	-
Freighting, Trucking Yard or Terminal	P	P

⁴ Ordinance No. 04-03, 1/15/04

	<u>M-D</u>	<u>M-G</u>
Drive-it Yourself Agency	P	-
Express Office	P	-
Taxi stand	P	-
Terminal, Parking and Maintenance Facilities	C	P
Transfer Company	P	P
Truck Stop and Service Facilities	C	P

29.14.030. Area, Width, Frontage, Yard and Coverage Regulations.

Regulations as may be required by conditional use permit, design review, or by planned unit development approval, except that no commercial building shall be located closer than fifteen (15) feet (unless in compliance with exception noted below), to any residential district boundary line or to any public right-of-way that continues as frontage into a residential district within the same City block, not including Main Street and West Forest Street. A A

Except as may be allowed through planned unit development approval buildings and structures may cover no more percentage of the lot than 50 50

Exception: A commercial building that meets all of the following requirements:

- Not greater than two thousand (2,000) square feet in area
- Less than twenty (20) feet in height
- Built with materials that are aesthetically compatible to a residential district
- Located adjacent to residential lots rear or side yard
- In the opinion of the Planning Commission does not adversely affect the residential district due to noise, odor or similar nuisances C C

29.14.040. Height Regulations.

The maximum height for all buildings and structures in districts regulated by this chapter shall be:

in feet	75	75
in number of stories	7	7

29.14.050. Special Provisions.

Any area outside of a building used for any activity other than off-street parking and loading shall be completely enclosed within a solid fence or wall of a height sufficient to completely screen such activity from the street or from adjoining parcels A A

All uses shall be free from objectionable noise, hazards, or nuisances A A

All uses shall be conducted from enclosed buildings except automobile service stations, automatic car wash, automobile and recreational coach or vehicle sales, lease, rental or repair, off-street parking and loading, plant material nurseries, outdoor restaurants, and commercial recreation, unless otherwise permitted by planned unit development or conditional use permit A A

29.14.060. Uses Not Listed.

The Zoning Administrator shall have the authority to identify and categorize unlisted uses within the listed permitted or conditional uses of this Chapter, based on a finding of substantial similarity of character, origin, and impact, etc., to a listed use, and when so categorized such use shall thereafter be recognized and treated the same as a listed use. ⁵

⁵ Chapter completely revised, Ordinance No. 97-08, 3/20/97